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**City of Cambridge  
Community Development Department**

**Cannabis Delivery  
Zoning Petition**

May 11, 2021





# Background

# Brief History of Cannabis Regulations in Cambridge

Date	Action
<b>2016</b>	Massachusetts approves non-medical ("adult use") marijuana by ballot initiative
<b>2018</b>	City Council adopts Ordinance #1404 which sets forth local zoning regulations for adult-use Cannabis Retail Stores and Cannabis Production Facilities
<b>2019</b>	City Council adopts Cannabis Business Permitting Ordinance which sets forth conditions for business operation and helps promote economic empowerment and social justice objectives
<b>Oct. 2020</b>	City Council files zoning petition to allow Cannabis Delivery – Planning Board makes positive recommendation, suggests being less restrictive
<b>Nov. 2020</b>	Cannabis Control Commission (CCC) adopts amendments to state regulations enabling home-delivery of adult-use cannabis products
<b>Dec. 2020</b>	City Council requests staff develop new petition to be consistent with state regs. and to expand allowable districts (submitted Mar. 2021)



# Zoning Petition

## Two Types of Home Delivery Uses



### Cannabis Delivery Operator Establishment

- ✓ Can purchase wholesale
- ✓ Warehouse on site
- ✓ Sell directly to customers but not from a storefront (no sales permitted on-site)

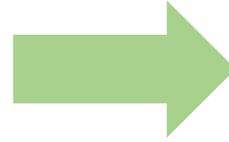
### Cannabis Courier Establishment

- ✓ Point of sale is at existing approved adult-use retailer (can collocate)
- ✓ Fleet vehicles must be parked on-site
- ✓ Cannot sell directly to customers
- ✓ Similar to a dispatch operation



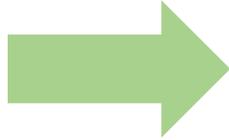
# Permitted Zoning Districts

Cannabis Courier Establishment



All office, business & industrial districts (as of right)

Cannabis Delivery Operator Establishment



All office, business & industrial districts (by Planning Board Special Permit)

Use	Open Space	Residential Districts (A, B, C, C-1, C-1A, C-2, C-2A, C-2B, C-3, C-3A, C-3B)	Office Districts (1, 2A, 2, 3, 3A)	Business Districts (A-1, A-2, A-3, A, A-4, B, B-1, B-2, C, C-1)	Industry A-1, A-2	Industry A	Industry B-1, B-2	Industry B	Industry C
<b>Cannabis Retail Stores</b> <i>(existing)</i>	No	No	No	PB	PB	No	PB	PB	No
<b>Cannabis Production Facilities</b> <i>(existing)</i>	No	No	No	No	No	No	PB	No	No
<b><u>Cannabis Courier Establishment</u></b> <i>(proposed)</i>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<b><u>Cannabis Delivery Operator Establishment</u></b> <i>(proposed)</i>	<u>No</u>	<u>No</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>

# Buffers

Cannabis Courier Establishment



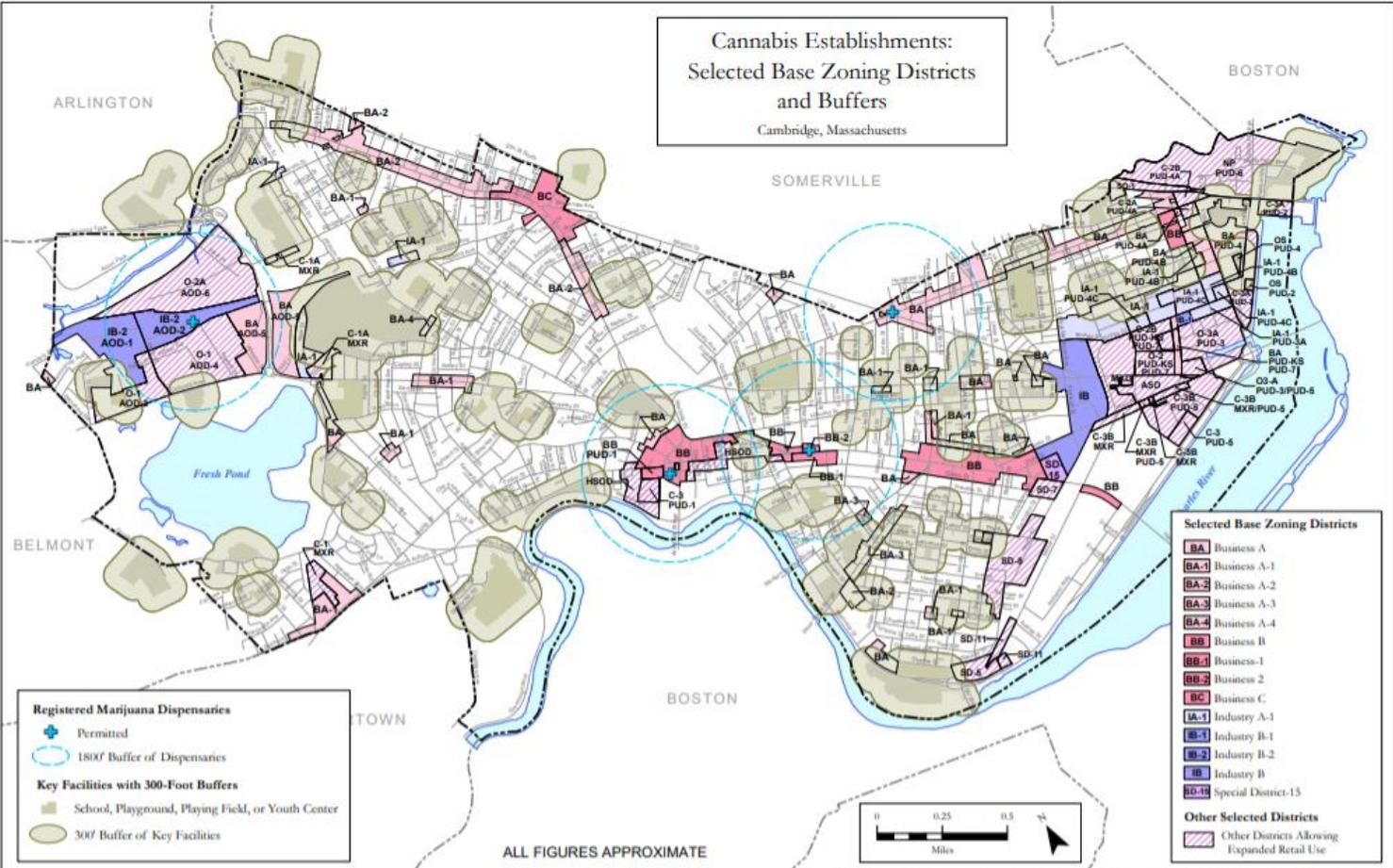
None (no product on-site)



Cannabis Delivery Operator Establishment



300' from schools and parks/recreation areas



# Parking & Transportation

## Cannabis Courier Establishment

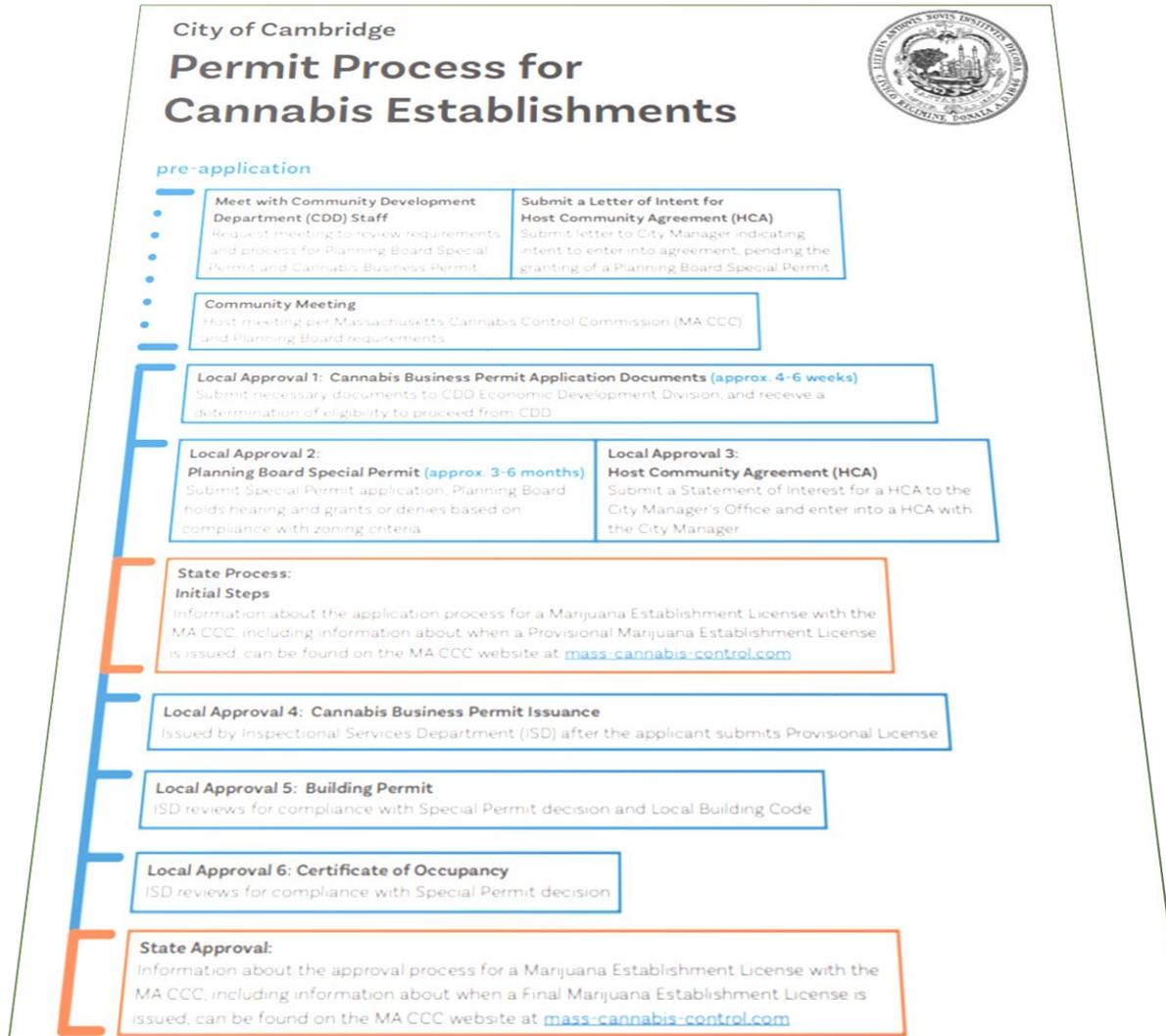
- Low minimum parking requirements (similar to light industrial uses)
- Room for on-site storage of fleet vehicles
- Logistics plan subject to review and approval by TP&T and Police Department (currently required for Cannabis Retail Stores and Cannabis Production Facilities)

## Cannabis Delivery Operator Establishment

- Low minimum parking requirements (similar to light industrial uses)
- Logistics plan subject to review and approval by TP&T and Police Department



# Review & Approval Process



- **Cannabis Courier Establishment**
  - As-of-right but subject to the requirements of Section 11.800 of the CZO
- **Cannabis Delivery Operator Establishment**
  - Requires Planning Board Special Permit
    - Criteria for approval include access/loading, security, storefront activity and service to medical customers



## Changes to Cannabis Business Permitting Ordinance

- Added new CCC definitions for Cannabis Courier Establishment and Cannabis Delivery Operator
- Added requirement for the submittal of the operations and logistics plan for home-delivery uses
- Added that renewal of Cannabis Business Permit conditioned upon no outstanding violations of the CZO or TP&T regulations.

## Potential Considerations

- **Cannabis Courier Establishment**
  - Potential impact of non-storefront spaces occupying vacancies in retail areas
  - 3<sup>rd</sup> Party delivery costs to existing retailers
- **Cannabis Delivery Operator Establishment**
  - Point-of-sale competition with existing approved retailers
  - Non-storefront spaces occupying vacancies in retail areas



<b>Establishment Type</b>	<b>Cannabis Courier Establishment</b>	<b>Cannabis Delivery Operator Establishment</b>
General Definition and Characteristics	<ul style="list-style-type: none"> <li>•No cannabis products on-site</li> <li>•Includes office/dispatch area and parking spaces for vehicle fleet</li> <li>•Limited delivery hours, vehicles parked at facility overnight</li> </ul>	<ul style="list-style-type: none"> <li>•Cannabis products on-site, but no customers on-site</li> <li>•No processing/repackaging</li> <li>•Includes warehouse/storage area for products and parking spaces for vehicle fleet</li> <li>•Limited delivery hours, loading activity regulations</li> </ul>
Permitted Zoning Districts	<ul style="list-style-type: none"> <li>•All Office</li> <li>•All Business</li> <li>•All Industry</li> </ul>	<ul style="list-style-type: none"> <li>•All Office</li> <li>•All Business</li> <li>•All Industry</li> </ul>
Location Standards	<ul style="list-style-type: none"> <li>•None additional</li> </ul>	<ul style="list-style-type: none"> <li>•300-foot buffer from schools and public parks/recreation (unless reduced by Planning Board)</li> </ul>
Parking/Transportation Standards	<ul style="list-style-type: none"> <li>•Low parking requirements typical of other light industry</li> <li>•Off-street parking required for fleet vehicles (not waivable)</li> <li>•Operations and Logistics plan approved by TP&amp;T and Police</li> </ul>	<ul style="list-style-type: none"> <li>•Low parking requirements typical of other light industry</li> <li>•Off-street parking required for fleet vehicles (not waivable)</li> <li>•Operations and Logistics plan approved by TP&amp;T and Police</li> </ul>
Review/Approval Process	<ul style="list-style-type: none"> <li>•As-of-right</li> <li>•Subject to standards in 11.800</li> </ul>	<ul style="list-style-type: none"> <li>•Planning Board special permit</li> <li>•Criteria: access/egress, loading/service, aesthetic impacts of security measures, storefront activity, service to medical customers</li> </ul>
Local Non-Zoning Requirements	<ul style="list-style-type: none"> <li>•Cannabis Business Permit</li> <li>•Host Community Agreement</li> </ul>	<ul style="list-style-type: none"> <li>•Cannabis Business Permit</li> <li>•Host Community Agreement</li> </ul>
Planning/Economic Development Considerations	<ul style="list-style-type: none"> <li>•Third-party delivery costs to local retailers</li> <li>•“Non-storefront” spaces occupying vacancies in retail areas</li> </ul>	<ul style="list-style-type: none"> <li>•Competition of delivery-only businesses with local cannabis retail</li> <li>•“Non-storefront” spaces occupying vacancies in retail areas</li> </ul>



**Thank You**